113.0	0004	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	571,500 / 571,500
					USE VALUE:	571,500 / 571,500
					ASSESSED:	571,500 / 571,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
137		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DU CHANGHENG	
Owner 2:	WU JIANXIA	
Owner 3:		
Street 1:	19 HENRY ST	
Street 2:		
Twn/City:	WINCHESTER	
St/Prov:	MA	Cntry:
Postal:	01890	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	MEROTH ELIZABETH C -
Owner 2:	LIFE ESTATE -
Street 1:	137 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,300 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1176 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5300.000	166,200		405,300	571,500
Total Card	0.122	166,200		405,300	571,500
Total Parcel	0.122	166,200		405,300	571,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.97 | /Parcel: 485.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0004-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	166,400	0	5,300.	405,300	571,700	571,700	Year End Roll	12/18/2019
2019	101	FV	148,900	0	5,300.	399,500	548,400	548,400	Year End Roll	1/3/2019
2018	101	FV	166,100	0	5,300.	306,900	473,000	473,000	Year End Roll	12/20/2017
2017	101	FV	166,100	0	5,300.	289,500	455,600	455,600	Year End Roll	1/3/2017
2016	101	FV	166,100	0	5,300.	266,300	432,400	432,400	Year End	1/4/2016
2015	101	FV	156,500	0	5,300.	249,000	405,500	405,500	Year End Roll	12/11/2014
2014	101	FV	156,500	0	5,300.	229,300	385,800	385,800	Year End Roll	12/16/2013
2013	101	FV	156,500	0	5,300.	229,300	385,800	385,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8789

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEROTH ELIZABET	69308-54		5/19/2017	Estate/Div	432,500	No	No	4	
MEROTH PAUL F--	63761-569		6/17/2014	Convenience		No	No		
	11150-66		6/28/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/13/2008	1415	Manual	1,249					replace garage doo

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2018	MEAS&NOTICE	CC	Chris C
3/5/2018	SQ Returned	MM	Mary M
12/15/2008	Meas/Inspect	294	PATRIOT
3/25/2000	Inspected	201	PATRIOT
2/7/2000	Measured	263	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5300		Sq. Ft.	Site		0	70.	1.09	6									405,299						405,300	

Total AC/HA: 0.12167 | Total SF/SM: 5300 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 405,299 | Spl Credit | Total: 405,300

PRINT

Date	Time
12/10/20	23:20:02

LAST REV

Date	Time
09/18/18	09:57:22

apro

User Acct / GIS Ref / GIS Ref / Insp Date

72343

08/09/18

!8789!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	72343
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		40.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.95477426
Adj $ / SQ:	161.118
Other Features:	51250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	278430
Depreciation:	112207
Depreciated Total:	166223

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

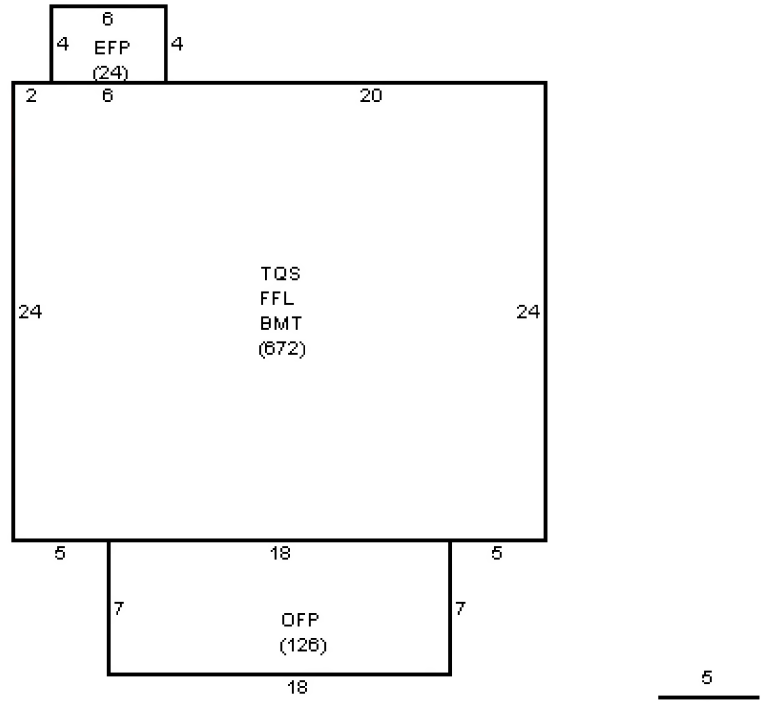
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	161.12
Special Features:	0	Val/Su Net:	83.18
Final Total:	166200	Val/Su SzAd	141.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	48.340	32,481
FFL	First Floor	672	161.120	108,271
TQS	3/4 Story	504	161.120	81,204
OFP	Open Porch	126	28.260	3,560
EFP	Enclos Porch	24	69.320	1,664

Net Sketched Area:	1,998			Total:	227,180
Size Ad	1176	Gross Are	2166	FinArea	1176

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0004-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc